

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, APRIL 20, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:15 p.m. on April 20, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Jeffrey Beyer
John Brown
Gina Wilson
Amy Bors
Craig Bowman
David Randolph
Chair Scott West

Absent

Business

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

1.A. Request to approve minutes from March 23, 2023

John Brown made a motion to approve Item 1. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn.
3. Presentation relating to City of Jenks Tax Increment District No. 4 Project Plan and proposed Coal Creek Village Economic Development Project Plan. Item 3 was heard after Items 8-10. Nate Ellis from Public Finance Law Group gave a presentation regarding the new TIFs. Chris Challis from Sooner Investments addressed the Commission as well. Both, along with City Planner Marcaé Hilton, answered questions.

4. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council amend Increment District No. 4, City of Jenks (City of Jenks Tax Increment District No. 4 Project Plan) to modify the boundaries of said Increment District. Nate Ellis addressed the Commission about an error in the Resolution. The Resolutions say “Enid” instead of Jenks and he stated the motion should include fixing that error. Craig Bowman made a motion to approve Item 4, with the appropriate modification to fix the scrivener’s error. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

5. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council create two tax increment districts and approve the Coal Creek Village Economic Development Project Plan. David Randolph made a motion to approve Item 5 with the same motion. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

6. JZ 23 PUD 130.ma1: Request by Bell Land Use LLC for approval of a major amendment to the PUD to allow for a medical use with therapy animals. General Location: 9330 S Elwood Planning Director Marcaé Hilton introduced Item 6 and answered questions. Robert Bell (1011 W “G” St) addressed the Commission about the application. David Randolph made a motion to approve Item 6. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

7. JZ 23 PUD 141: Request by Christopher Challis for a Zone Change from AG (Agriculture) & CG (Commercial General) to CS (Commercial Shopping) and a Planned Unit Development to allow for mixed use development. General Location: West of HWY 75, north of 121st St Planning Director Marcaé Hilton asked that this case be continued to the next meeting at the request of the applicant. Scot West made a motion to table the item until the May 18th meeting. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

8. PA 23-26: Request for a Comprehensive Land Use Map Amendment to amend the map from Parks and Open Space to Regional Commercial. General Location: 101st St & Lewis *Items 8-10 were heard before Item 3.* Planning Director Marcaé Hilton introduced Item 8-10 and answered questions. Roddy Roberts (702 W 108th St) gave a comment on the item. John Brown made a motion to approve Item 8. Jeffery Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

9. PA 23-27: Request for a Comprehensive Land Use Map Amendment to amend the map from Parks and Open Space to Regional Commercial. General Location. N of 106th St and E of Elm The following individuals from the public gave comments during the public hearing:

- Roddy Roberts (702 W 108th St)
- Terry Brennan (Tulsa, OK)
- Catherine Lenhart (777 W 106th St S)
- Charlotte Montgomery (10612 S Fir Ave)
- Brad Lenhart (777 W 106th St S)
- Emily Yang (12203 S 4th St)
- Shannon Wilburn (2224 W 111th St S)
- Ivy Repasky (708 W 108th St S)
- Tim Batson (12305 S Ash Ave)
- Marla Batson (12305 S Ash Ave)
- Jared Newcomb (10533 S Koa St)

The Commission took a break at 7:31 p.m. and returned at 7:47 p.m. Public comments continued after the break.

- Jim Chin (10524 S Koa St)
- Justin Little (10531 S Koa St)
- *Citizen's name was inaudible* (422 E Beaver St)
- Skyler Robinson (516 E Beaver)

Chair West then closed the floor and the Commissioner discussed the case. John Brown made a motion to approve Item 9, changing the Comprehensive Land Use map from Park and Open Space to Local Commercial on the condition of dedication of public access, trails, and parks in the zoning application. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, Wilson, Bowman, West

NAY: Beyer, Bors, Randolph

Motion carried.

10. PA 23-28: Request for a Comprehensive Land Use Map Amendment to amend the map from Parks and Open Space to Regional Commercial. General Location: 10596 S Peoria Ave. The following individuals from the public gave comments during the public hearing:

- Catherine Lenhart (777 W 106th St)
- Justin Little (10531 S Koa St)
- Emily Yang (12203 S 4th St)
- Charlotte Montgomery (10612 S Fir Ave)
- Jim Chin (10524 S Koa St)
- Dan Guterman (10708 S Holly St)
- Doug Wince (1210 W 108th St)
- George Monks (1166 W 106th St S)
- Ed Cambron (1308 W 118th St S)
- Marla Batson (12305 S Ash Ave)
- Josh McFarland (5102 E 108th St, Tulsa)
- Mike Champagne (877 W 106th St)
- Catherine Lenhart (777 W 106th St S) – spoke for a second time

Chair West closed the floor and the Commission discussed the case. John Brown made a motion to deny Item 10, stating it was not the highest and best use for the property. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried, Item 10 denied. *The Commission took a break at 9:16 p.m. and returned at 9:31 p.m.*

Other Business *Other business was heard after Item 7.*

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 10:05 p.m.